

**PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903-3902**

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, September 27, 2010, at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following application for variances under Section 902 of the Zoning Ordinance:

5:30 P.M.

ALONSO MORA AND RAMON SANTANA, OWNERS: 1356 Broad Street also known as 35 Calla Street, Lot 822 on the Tax Assessor's Plat 58. The lot frontage (approximately 2,280 square feet of land area) along Broad Street is located in a C-1 Limited Commercial Zone and within the Commercial Corridor Overlay District. A portion of the subject property (approximately 4,000 square feet of land area) fronting on Calla Street is located in a Residential R-2 Two-Family Zone. The applicants have filed an application seeking relief from Section 303-use codes 41 & 43 and Section 704.2(C). The existing structure contains a one-family dwelling and the applicants propose to add an office on the first floor, which is a permitted use within the

C-1 district and to increase the number of dwelling units from one to two units, which is also permitted within the C-1 and R-2 districts; however, a new paved parking area would be established that would cover more than 50 percent of the rear yard within the R-2 portion of the property to support the parking requirement for the proposed office use and the dwelling units, which requires a use variance for the accessory parking spaces that would be made available for the vehicles generated by the commercial use only and a dimensional variance from the paving restriction. Accessory parking for the dwelling units within the R-2 district is permitted as of right. The lot in question contains approximately 6,280 square feet of land area.

GFM REALTY, LLC, OWNER AND THE RACK, INC. D/B/A SMOKE, APPLICANT AND LESSEE: 114 Spruce Street, Lot 546 located on the Tax Assessor's Plat 28, located in a General Commercial C-2 Zone, filed an application seeking relief from Sections 303-use code 58 and 401 pursuant to Section 200 in the proposed inclusion of entertainment within the existing cigar lounge and bar, which requires a special use permit within the building and a dimensional variance for entertainment within the existing courtyard, requiring a dimensional variance within the C-2 district. The lot in question contains approximately 4,065 square feet of land area.

LILIAN PENAFIEL, OWNER: 589 Plainfield Street, Lot 126 on the Tax Assessor's Plat 112, located in a Residential R-2 Two-Family Zone, filed an application requesting a special use permit pursuant to Section 419.2. The subject property contains two dwelling units. The applicant proposes to create one office for a home occupation that would include multi-services for insurance, credit repair orientation, translations, transfer money, pay utility bills and file seasonal taxes. The proposed office would be restricted to the occupancy of no more than 50 percent of the gross floor area within the first floor dwelling unit only. Further proposed is the installation of a 12'(L) x 3.4(W) x 4.3(D) canopy sign above the front entrance, which requires a dimensional variance. These proposals are sought pursuant to Section 200. The lot in question contains approximately 4,055 square feet of land area.

RHODE ISLAND CONVENTION CENTER AUTHORITY, OWNER: The Dunkin' Donuts Center, One LaSalle Square also known as 101 Sabin Street, Lot 254 on the Tax Assessor's Plat 26, located in a Downtown D-1 Central Business District and within the Duncity Overlay District (B-Street), filed an application seeking relief from Sections 502.2(C)(1), 502.2(C)(2), 603.2, 606.2 and 303-use code 68 pursuant to Section 603.3, in the proposed installation of two video marquees, each sign panel measuring approximately 8'8.3" x 15'11.2" each installed on the existing sign structure at approximately the same height and in a "V" shape below the existing identification sign on Sabin Street; one marquee would face in a generally easterly

direction and one marquee facing in a generally westerly direction. The applicant is requesting use and dimension variances and seeks relief from regulations governing freestanding signs and maximum sign area within the DOWNCITY District, and further relief from provisions governing signs that move, internally illuminated signs and billboards. The lot in question contains approximately 208,339 square feet of land area

7:00 P.M.

DONALD SHEIN, OWNER: 17 Royal Street, Lot 305 on the Tax Assessor's Plat 5, located in a Residential R-3 Three-Family Zone, filed an application seeking relief from Sections 303-use code 64.1, 704.2(A), 704.2(B) and 704.2(C) in the proposed use of the subject property for a parking lot to service the existing office building at 845 North Main Street (Plat 5, Lot 515). The existing two-family structure would be removed. The applicant seeks a use variance for the parking lot within the R-3 district, and a dimensional variance from regulations governing the front, side and rear yard paving restrictions. The lot in question contains approximately 3,458 square feet of land area.

BETHANY HOME OF RHODE ISLAND, OWNER: 111 South Angell Street, also known as 229 Medway Street, Lot 360 on the Tax Assessor's Plat 15, located in a General Residence R-G Zone, filed an application seeking relief from Section 607.1 pursuant to Section 200

in the proposed installation of three 4' x 6' signs that would identify the existing nursing home. The existing independent living complex would add one 2.5' x 6' sign to distinguish the buildings. The applicant is requesting a dimensional variance and seeks relief from regulations governing freestanding signs and sign height & area. The lot in question contains approximately 139,743 square feet of land area.

FIRST FREE METHODIST CHURCH, OWNER: 17 Narragansett Avenue, Lot 7 on the Tax Assessor's Plat 125, located in a Heavy Commercial C-4 Zone, filed an application seeking relief from Sections 305.1(7), 305.1(8), 607.4, 703.2 and 705.1 pursuant to Section 200 in the proposed construction of two additions to the existing building to be used as a church/community center. One addition would be constructed at the southerly elevation (rear) of the building, 21'4" x 8'8", and a second addition requiring no Board action would be constructed at the easterly elevation of the structure. Further proposed is the installation of 2 signs: one 42' x 4' and one 32' x 1' to identify the new church. Churches and community centers are permitted within the C-4 district. The applicant is requesting a dimensional variance and seeks relief from regulations governing side and rear yard setbacks at residential boundaries, maximum sign area, and the parking requirements; whereby, this proposal requires 25 parking spaces and 15 spaces would be provided with 26 percent of compact spaces instead of the permitted 10 percent. The lot in

question contains approximately 9,335 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, SEPTEMBER 27, 2010.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, SEPTIEMBRE 27, 2010.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES

**AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA
DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT 376**